



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 09/19/2023 1545

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2023-069486

RECORDING REQUESTED BY:
Stewart Title & Trust of Tucson

WHEN RECORDED MAIL TO:
Stewart Title & Trust of Tucson - Gallery Row
3001 E Skyline Dr, Ste 109
Tucson, AZ 85718

FILE NO.: 2125329

SPACE ABOVE THIS LINE FOR RECORDERS USE

WARRANTY DEED

For consideration of Ten Dollars, and other valuable considerations, I or we,

M.K.B. Construction and Repair LLC, an Arizona limited liability company

do/does hereby convey to

IPP Investments LLC, an Arizona limited liability company

the following real property situated in **Pinal** County, State of Arizona:

Lot 546, ARIZONA CITY UNIT TEN, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 15 of Maps, Page 45.

APN: 407-11-5460

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And I or we do warrant the title, against all persons whomsoever, subject to the matters set forth above.

Date: September 14, 2023

M.K.B. Construction and Repair LLC, an Arizona limited liability company

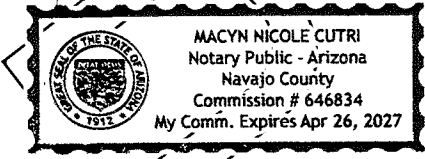
By: Nicole Bennett
Nicole Bennett, Member

By: Mike Bennett
Mike Bennett, Member

NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

State of Arizona)
) ss
County of Navajo)

This instrument was acknowledged before me this 15 day of September, 2023 by Nicole Bennett and Mike Bennett as Members of M.K.B. Construction and Repair LLC, an Arizona limited liability company.



(Seal)

Macyn Nicole Cutri
Notary Public

My commission expires: 04/26/2027

Large, faint, diagonal watermark text: OFFICIALS

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 407-11-5460
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?

Check one: Yes No

How many parcels, other than the Primary Parcel, are included in this sale? 0

Please list the additional parcels below (attach list if necessary):

(1) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

M.K.B. Construction and Repair LLC, an Arizona limited liability company
2231 S Portland Ave
Gilbert, AZ 85295

3. (a) BUYER'S NAME AND ADDRESS:

IPP Investments LLC, an Arizona limited liability company
7400 N Oracle Rd, Suite 150-443
Tucson, AZ 85704

(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

15451 S Coral Road
Arizona City, AZ 85123

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

IPP Investments LLC, an Arizona limited liability company
15451 S Coral Road
Arizona City, AZ 85123

(b) Next tax payment due October 1, 2024

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agricultural
- h. Mobile or Manufactured Home
 Affixed Not Affixed
- i. Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, Secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: _____
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent

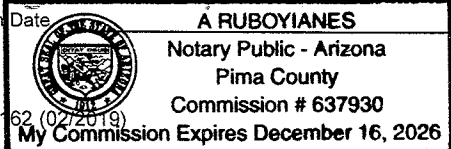
State of AZ, County of Pima

Subscribed and sworn to before me

on this 19 day Sept of 2023

Notary Public

Notary Expiration Date



DOR FORM 8262 (02/2019)

My Commission Expires December 16, 2026

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2023-069486
RECORD DATE 09/19/2023

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other

10. SALE PRICE: \$ 30,000.00

11. DATE OF SALE (Numeric Digits): 09/2023
Month / Year

12. DOWN PAYMENT \$ 30,000 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price)
- b. Barter or trade
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback)
- e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(3) FHA
- f. Other financing; Specify: _____

14. PERSONAL PROPERTY (see reverse side for definition):

(a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes No

(b) If Yes, provide the dollar amount of the Personal Property: \$ 00 AND

briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

(a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No

If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
BUYER AND SELLER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit "A"

Signature of Buyer / Agent

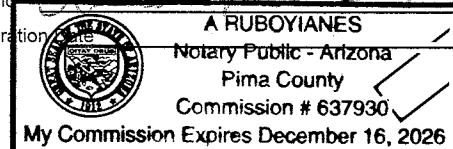
State of AZ, County of Pima

Subscribed and sworn to before me on this

19 day Sept of 2023

Notary Public

Notary Expiration Date



My Commission Expires December 16, 2026

File No.: 2125329

EXHIBIT "A"
Legal Description

Lot 546, ARIZONA CITY UNIT TEN, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 15 of Maps, Page 45.

APN: 407-11-5460

HOFFMAN'S